



City of Carmel

CARMEL PLAN COMMISSION MEETING AGENDA - (REVISED) NOVEMBER 20, 2007

6:00 p.m.
City Hall, 2nd Floor
One Civic Square
Carmel, IN 46032

Agenda Items

- A. Call Meeting to Order
- B. Pledge of Allegiance
- C. Roll Call
- D. Declaration of Quorum
- E. Approval of Minutes
- F. Communications, Bills, Expenditures, & Legal Counsel Report
- G. Reports, Announcements, & Department Concerns
 - 1G. WestClay Economic Development Plan & Resolution
By: Michael Shaver; Wabash Scientific, Inc.

An Executive Session of the Carmel Plan Commission will be held on Nov. 20, 2007, immediately after the Plan Commission meeting, in the Council Chambers, 2nd Floor, Carmel City Hall.

H. Public Hearings

- 1H. **Docket No. 07070059 DP/ADLS: 531 S Guilford Rd (Kousa Street Cottages)**
The applicant seeks site plan and design approval for 33 single family homes on 6 acres. The site is located at 531 S Guilford Rd. and is zoned B-7/Business. Filed by Justin Moffett of Uptown Partners, LLC.

- 2-5H. **Docket No. 07080024 PP: Kousa Street Cottages (531 S Guilford Rd)**
The applicant seeks primary plat approval for 33 lots on 6 acres. Also, subdivision waivers requested are:

Docket No. 07080025 SW	SCO 8.09.01	sidewalks on both sides of street
Docket No. 07080026 SW	SCO 6.03.20	private streets
Docket No. 07080027 SW	SCO 6.05.01	minimum lot width of 50-ft at R/W

The site is located at 531 S Guilford Rd. and is zoned B-7/Business.

Filed by Jim Shinaver of Nelson & Frankenberger for Uptown Partners, LLC.

- 6-9H. **TABLED to DEC. 18: Docket No. 06090037 PP: Lakeland Subdivision**
The applicant seeks primary plat approval for 5 lots on 10 acres. The applicant also seeks the following waivers:

Docket No. 07070055 SW	SCO 8.09	sidewalks on both sides of street
Docket No. 07070056 SW	SCO 6.03.03 & 6.03.04	stub street to adjacent parcels
Docket No. 07070057 SW	SCO 6.03.07	cul de sac length

~~The site is located 12650 Clay Center Road and is zoned S1/Residence. Filed by~~

~~Michael DeBoy of DeBoy Land Development Services for Browning Investments.~~

- 10H. WITHDRAWN: Docket No. 07090013 Z: DE Wilkinson's Addition, lot 20**
~~The applicant seeks approval to rezone 1 lot from R-3/Residence to B-5/Business within the Old Town Overlay Character Sub area. The site is located at 410 1st Avenue NE. Filed by Jim Euler of DECA Holdings, LLC.~~
- 11H. Docket No. 07090014 DP/ADLS: Weston Park, lot 2 - Mike's Carwash**
The applicant seeks site plan and design approval for a car wash. The site is located at 10580 Michigan Rd. and is zoned I-1/Industrial within the US 421 Overlay. Filed by Jim Shinaver of Nelson & Frankenberger for Mike's Car Wash Inc.
- 12H. Docket No. 07090015 DP/ADLS: West Carmel Dr. Retail (Meijer Outlot A)**
The applicant seeks site plan and design approval for a multi-tenant retail building. The site is located at the northeast corner of Carmel Dr. & Pennsylvania St. and is zoned OM/M – Old Meridian District/Meijer Zone. Filed by Paul Reis of Bose McKinney & Evans for Thomas English Retail Real Estate, LLC.

I. Old Business

- 1-2I. TABLED to Dec. 18: Docket No. 07070040 PP: Chesterton Woods Subdivision**
~~The applicant seeks primary plat approval for 14 lots on 9 acres and also seeks the following subdivision waiver approval:~~
~~**Docket No. 07070042 SW — SCO Chapter 6.03.15 — street curvature radius**~~
~~The site is located at 2405 E 99th Street, near Haverstick Rd. and is zoned S-2/Residence-ROSO. Filed by Matt Skelton of Baker & Daniels LLP for 56th Development, LLC.~~
- 3I. TABLED to DEC. 18: Docket No. 07070058 PP: The Legacy (Residential Phase 1)**
~~The applicant seeks primary plat approval for 126 lots on 83.34 acres. The site is located at the 6600 block of E. 146th St. and is zoned PUD/Planned Unit Development. Filed by Ed Fleming of Stoeppelwerth & Assoc. for Platinum Properties, LLC~~
- 4I. Docket No. 07070037 Z: Dixie Highway Addition, lot 5 pt**
The applicant seeks approval to rezone 0.41 acres from R-3/Residence to B-1/Business within the Home Place Business District. The site is located at 10696 N College Ave. Filed by E. Davis Coots of Coots, Henke & Wheeler, and P.C.
- 5I. (Docket No. 07090002 OA) Ordinance Z-511-07:**
(As amended and approved by City Council)
US 31 & 421 Overlay Architectural Design Amendment
Petition to Amend the Zoning Ordinance, *Chapter 23B: US Highway 31 Corridor Overlay Zone* and *Chapter 23C: US Highway 421 – Michigan Road Corridor Overlay Zone*, in order to amend the Architectural Design Requirements.
Filed by the Carmel Department of Community Services.
- 6I. Docket No. 07050023 OA: Monon Trail Overlay Zone**
The applicant seeks to adopt Chapter 23H: Monon Trail Overlay Zone into the Carmel Zoning Ordinance. Filed by the Carmel Department of Community Services.

J. Adjournment

File: PC-2007-1120.doc